



GRASSROOTS
REALTY GROUP

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**612, 6400 Coach Hill Road SW
Calgary, Alberta**

MLS # A2234683



\$199,900

Division:	Coach Hill		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	631 sq.ft.	Age:	1979 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Cork, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 517
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Pantry, See Remarks		

Inclusions: N/A

Welcome to Village of Westhills — a well-maintained and conveniently located complex in the heart of Coach Hill with the added bonus of the Seller paying your first six months of condo fees at the current rate. This charming main-floor unit offers 630 square feet of comfortable living space and is just steps from public transit and all the amenities you need. Enjoy the abundance of natural light thanks to the unit's southwest exposure, enhancing the open living area with its updated laminate flooring, new paint throughout, cozy corner fireplace, and direct patio access leading to the peaceful courtyard. The kitchen is both stylish and functional with cork flooring and ample recently remodeled cabinetry. The spacious primary bedroom easily fits a king-sized bed and offers a restful retreat. Additional highlights include a four-piece bathroom, full-sized in-suite laundry with pantry/storage space, a dedicated storage room off the patio, and another assigned storage area in building 700. Easy access to both downtown/Inner City and also Stoney Trail to the west. This is a fantastic opportunity to own a bright, well-kept condo in a sought-after community. Don't miss out—schedule your showing today!